

## ADMINISTRATIVE COMMITTEE

**Tuesday, May 31, 2016**

**5:00 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

### AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for May 23, 2016.
3. Consider approval of a Lot Line Adjustment at 3602 South Bountiful Boulevard and 3634 South Bountiful Boulevard, Richard & Alta Williams and John Tebbs, applicants.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 143 East 1400 South, Kevin Kellersberger, applicant.
5. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Construction Business at 1682 South 1175 East, Darin Fenwick, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1934 South 850 East, Aaron Malmstrom, applicant.
7. Miscellaneous business and scheduling.



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Chad Wilkinson, City Planner

**Bountiful City  
Administrative Committee Minutes  
May 23, 2016**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren

**1. Welcome and Introductions.**

Chairman Wilkinson opened the meeting at 5:02 p.m. and introduced all present.

**2. Consider approval of minutes for May 9, 2016.**

Mr. Knight made a motion to approve the minutes for May 9, 2016. Mr. Cheney seconded the motion with a suggestion to modify the spelling of the word “molding” to “moulding.”

  A        Mr. Wilkinson  
  A        Mr. Cheney  
  A        Mr. Knight

Motion passed 3-0.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1934 South 850 East, Aaron Malmstrom, applicant.**

Neither the applicant nor his solar contractor (Solar Ready Solutions) was present.

In order to allow the applicant or his contractor more time to arrive at the meeting, Mr. Knight made a motion to take a five minute recess. Mr. Cheney seconded the motion.

  A        Mr. Wilkinson  
  A        Mr. Cheney  
  A        Mr. Knight

Motion passed 3-0.

The committee took a short recess. Mr. Knight made a motion to reconvene and the committee unanimously voted in support. The committee then addressed agenda item #4. During that time, neither of the applicant nor his contractor arrived. The committee determined to hear agenda item #3 without the applicant or his contractor being present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the

**Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.**

photovoltaic system to be installed will produce 6.36 kilowatts (6,360 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 3 photovoltaic arrays with a total of 24 panels. The arrays will occupy approximately 545 square feet, which is smaller than the 50% maximum roof coverage. One array will be situated on the south facing portion of the roof over the garage, with 5 panels on the first row and 3 panels on the second row. Another array will be situated on the south facing portion of the roof over the home, with 5 panels on the first row and 2 panels on the second row. The final array will be on the west facing portion of the roof over the rear of the home, with 4 panels on the first row and 5 panels on the second row. The panels will be connected to the roof with a Snap n Rack connection system. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are in good condition. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the conditional use permit with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

Mr. Wilkinson stated that in his review of the site plan, he was a bit surprised that the plan didn't include more panels on the south facing roof space and had hoped to question the contractor regarding this.

**PUBLIC HEARING:** Chairman Wilkinson opened and closed the Public Hearing at 5:09 p.m. with no comments from the public.

Mr. Knight noted that the application looked fairly standard, and consequently he made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 1934 South 850 East, Aaron Malmstrom, applicant. Mr. Cheney seconded the motion.

A        Mr. Wilkinson  
A        Mr. Cheney  
A        Mr. Knight

Motion passed 3-0



**Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.**

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1475 East Mueller Park Road, Scott Cummings, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1475 East Mueller Park Road, Scott Cummings, applicant. Mr. Knight seconded the motion.

<u>A</u>	Mr. Wilkinson
<u>A</u>	Mr. Cheney
<u>A</u>	Mr. Knight

Motion passed 3-0

5. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:10 p.m.

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Chad Wilkinson, City Planner





MAYOR  
RANDY LEWIS

CITY COUNCIL  
RICHARD HIGGINSON  
BETH HOLBROOK  
JOHN M. (MARC) KNIGHT  
KENDALYN HARRIS  
JOHN PITT

CITY MANAGER  
GARY R. HILL

## **Memo**

Date: May 24, 2016  
To: Administrative Committee  
From: Andy Hulka, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Tuesday, May 31, 2016

## **Overview**

3. Consider approval of a Lot Line Adjustment at 3602 South Bountiful Boulevard and 3634 South Bountiful Boulevard, Richard & Alta Williams and John Tebbs, applicants.

## **Item #3**

### **Background**

The applicants are applying for a Lot Line Adjustment between their properties at 3602 S Bountiful Blvd (Lot 21) and 3634 S Bountiful Blvd (Lot 23) in Bountiful, Utah. Both properties are located in the R-3 Single-Family Zone. The purpose of the property line adjustment is to convey 222 square feet (approximately 0.005 acres) (Parcels A and C) from Lot 23 to Lot 21 and to convey 129 square feet (approximately 0.002 acres) (Parcel B) from Lot 21 to Lot 23, bringing Lot 21 to a total of 0.282 acres and Lot 23 to 0.383 acres. It should be noted that approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared and recorded by the county.

### **Findings**

No new lots are being created in this transfer so this does not need to be an amended subdivision plat.

Both affected properties will meet the minimum lot size requirements for the R-3 zone.

There is a 7 foot public utility easement on either side of the existing property line. The lot line adjustment will not affect the existing easement.

### **Staff Recommendation**

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with Davis County. **Note:** Approval of the property line adjustment does not act as a conveyance of property.

## 3602 & 3634 S Bountiful Blvd







Submittal Date:

5-23-16

## LOT LINE ADJUSTMENT APPLICATION

### Property #1

Address 3602 Bountiful Blvd., Bountiful, UT 84010  
Owner(s) Richard C. Williams and Alta J. Williams  
Phone 801-296-2382 Email rich 22 alta @ msn . com

### Property #2

Address 3634 BOUNTIFUL BLVD, BOUNTIFUL, UT 84010  
Owner(s) JOHN B. TEBBS IRREVOCABLE TRUST  
Phone (801) 259-5566 Email JOHNT@BOHNEVILLEBUILDERS.COM

#### 1. Items that shall be included with any Lot Line Adjustment Application:

- ☐ A Bountiful City Lot Line Adjustment Application completed in detail and notarized. The application must be signed and notarized by each property owner(s) or authorized agent(s).
- ☐ Payment of Filing Fee: \$50 Administrative Committee /\$200 Planning Commission
- ☐ A survey by a licensed Utah Surveyor - one (1) PDF file\* of the proposed site plan; one (1) Word file\* with description of parcel to be conveyed; and one (1) 24 x 36 of the proposed site plan drawn at 1:10 scale or as required by the City Planner or City Engineer. A site plan shall include:
  1. A north arrow, the scale of the drawing, and the date of the drawing.
  2. Street names and addresses.
  3. All existing easements, rights-of-way, and any other restrictions on the use of the property.
  4. Existing buildings and other significant features within 50' of the boundaries to be adjusted.
  5. Legal description of existing property boundaries and the area to be adjusted.
  6. When required by the City Planner or City Engineer, a survey including contours of the land at intervals of two feet (2') or better.

\*Please email these documents to Planning Department Administrative Assistant.



2. **Processing Procedure:**

- a. The application will first be submitted to the Bountiful Planning Staff for review.
- b. If the application is complete, it will be placed on the first available agenda for consideration by the Administrative Committee.

3. **Property #1: Owner(s) Authorization and Affidavit**

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

Richard C. Williams  
Print Name

Richard C. Williams  
Signature

State of Utah )  
County of Davis ) SS

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2016.

Kristin L. Robertson  
Notary Public

My commission expires: July 1, 2016



'656185 commission #

Alta J. Williams  
Print Name

Alta Williams  
Signature

State of Utah )  
County of Davis ) SS

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2016.

Kristin L. Robertson  
Notary Public

My commission expires: July 1, 2016



4. Property #2: Owner(s) Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

JOHN TERBS  
Print Name

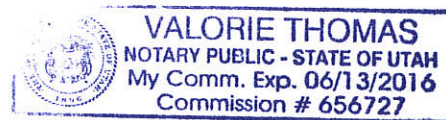
John Terbs  
Signature

State of Utah )  
County of Davis ) ss

The foregoing instrument was acknowledged before me this 19 day of May, 2014.

Valorie Thomas  
Notary Public

My commission expires:  
6/13/2016



\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

State of Utah )  
County of Davis ) ss

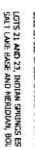
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

1, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-2-17.

THE PURPOSE OF THE SURVEY WAS TO MARK THE PROPERTY CORNERS, THE BASIS OF RECORDING WAS ESTABLISHED ALONG THE CURB AND GUTTER ON BOUNTIFUL, BOLLWEARD, THE NAILS PLACED AS SHOWN OTHER NAILS WERE USED TO DETERMINE THE BOUNDARIES, BACK-OF-WALK-TO-BACK-OF-WALK IS 72.00'



LOTS 21 AND 23, INDIAN SPRINGS ESTATES PLAT A PART OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVID COUNTY, UTAH.

LOTS 21 AND 23, INDIAN SPRINGS ESTATES PLAT A PART OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 E  
SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVID COUNTY, UTAH

PARCELS A BEGINNING AT THE NORTHWEST CORNER OF LOT 21, INDIAN SPRINGS ESTATES, PLAT A, PART OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERRIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 39°02'00" WEST 124.45 FEET; THENCE NORTH 57°17'57" EAST 128.95 FEET; THENCE SOUTH 19°46'39" WEST 72.33 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING, CONTAINING 128 SQ. FT.

PARCELS B  
BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 71, SAID PLOT BEING NORTH 19°06'58" EAST 22.5'  
FEET ALONG THE LOT LINE FROM THE NORTHEAST CORNER OF SAID LOT 71; THENCE SUNDRIES STRAITS,  
FEE T ALONG THE LOT LINE FROM THE NORTHEAST CORNER OF SAID LOT 71; THENCE SUNDRIES STRAITS,  
A PART OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, LANE DAVE AND MEDICAL DAVIDS CO.,  
UTAH, AND RUNNING NORTH-NORTH-WEST 45°59'59" EAST 21.95 FEET ALONG THE LOT LINE; THENCE  
SOUTH 37°06'58" EAST 13.01 FEET; THENCE SOUTH 53°17'29" WEST 19.87 FEET TO THE POINT OF BEGINNING;  
CONTAINING 12.9 ACRES.

BEGINNING AT THE NORTHEAST CORNER OF LOT 21, SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND HERRINGTON, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 18°45'39" WEST 49.70 FEET ALONG THE LOT LINE THENCE NORTH 31°34'34" WEST 0.88 FEET, THENCE NORTH 29°54'31" EAST 29.30 FEET, THENCE NORTH 12°53'24" WEST 14.91 FEET TO THE NORTH LOT LINE OF LOT 20, AND 20'31" EAST 20.31 FEET ALONG LOT LINE TO THE POINT OF BEGINNING, SAID SUBDIVISION, THEREBEFORE, BEING 10.24 FEET ALONG LOT LINE TO THE POINT OF BEGINNING, 24' SQUFT.

TOWN LOT 21 DESCRIBED BY THE FOLLOWING STATISTICS THAT A PART OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, S&W LAKES AND NEBRADA, COUNTY CITY DAWSON, UTAH.

ALSO BEGINNING AT THE NORTHEAST CORNER OF LOT 21, HOOKS SPRINGS ESTATES, PART A, PART OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, S&W LAKES AND NEBRADA, COUNTY CITY DAWSON, UTAH, RUNNING THENCE NORTH 0°07'08" WEST 1/4 SECTION 5, 6.91 FEET; THEREAFTER SOUTH 89°07'08" WEST 23.23 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

[illegible]

**NEW LOT 23 DESCRIPTION**  
**LOT 23, IRIDIAN SPRINGS ESTATES PLAT A PART OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, S&L**  
**LANE BASE AND MERIDIAN, KOUNTIHAL CITY, DAYID COUNTY, UTAH.**

[illegible]

LESS AND EXCEPT, BEGINNING AT THE NORTHEAST CORNER OF LOT 21, INDIA PRIDE TRACT, BEING A PART OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 18 EAST, SATE LAKE AND MICHIGAN, DAVIS COUNTY, ILL., AND RUNNING THENCE SOUTH 76°00' WEST 49.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37°00' WEST 0.80 FEET; THENCE NORTH 89°59' WEST 25.00 FEET; THENCE NORTH 12°53' WEST 10.10 FEET TO THE NORTH CORNER OF LOT 21, SECTION 9, TOWNSHIP 10 NORTH, RANGE 18 EAST, 10.74 FEET ALONG SOUTHERLY LINE TO THE POINT OF BEGINNING.

WHEEL PARCEL CONTAINS 0.83 ACRES.

SCALE: 1" = 20'

**LEGEND**

PROPERTY LINE .....  
ADJACENT PROPERTY .....  
ROAD CENTERLINE .....  
SECTION LINE .....  
TIE TO MONUMENT .....  
EASEMENT LINE .....  
C&G CENTER, STEWART .....  
FENCE LINE .....  
RECORD PLAT ( )  
SET SURV. BEARER WITH H&C, P. 1 .....  
(ANALYST ORIGINATOR NOTED)  
FOUND PROPERTY MARKER O  
(AS NOTED)

3586 SOUTH BOUNTIFUL BOULEVARD  
LOTS 21 AND 23 INDIAN SPRINGS ESTATES PLAT A  
LOCATED IN THE NW 1/4 OF SECTION 5, T.1N., R.1E., S.1E. & M.  
BOUNTIFUL CITY, DAVID COUNTY, UTAH

151 North 200 West, Suite #4  
Bountiful, Utah 84010  
Phone 801-298-2736  
Fax 801-298-5083





MAYOR  
RANDY LEWIS

CITY COUNCIL  
RICHARD HIGGINSON  
BETH HOLBROOK  
JOHN M. (MARC) KNIGHT  
KENDALYN HARRIS  
JOHN PITT

CITY MANAGER  
GARY R. HILL

## **Memo**

Date: May 23, 2016  
To: Administrative Committee  
From: Andy Hulka, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Tuesday, May 31, 2016

## **Overview**

4. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 143 E 1400 S, Kevin Kellersberger, applicant.

## **Item #4**

### **Background**

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 2.92 kilowatts (2,920 watts), requiring a conditional use permit.

### **Findings**

The application submitted indicates the proposed installation of 5 photovoltaic arrays with a total of 11 panels. The arrays will occupy approximately 198.6 square feet, which is smaller than the 50% maximum roof coverage. Each of the arrays will be grouped together on the south facing portion of the roof over the front of the home. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are 3 years old in acceptable condition. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

## **Staff Recommendation**

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the conditional use permit with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

## **Bountiful Land Use Ordinance**

### **14-14-126 PRIVATE POWER PLANTS**

- A. A "Private Power Plant" is any device or combination of devices not owned and operated by a regulated utility company, which convert mechanical or chemical energy into electricity. A private power plant with a peak power generation capacity of 10 Watts/12v/500mAmp (or equivalent) is exempt from the provisions of this Section. A private power plant, including a windmill or wind turbine, shall not be permitted within Bountiful City limits, with the following exceptions:
1. A back-up power generator running on unleaded gasoline, diesel, natural gas, propane, or hydrogen fuel cell, rated for a single structure or building lot, located in accordance with the requirements of the zone in which it is located.
  2. A photovoltaic cell array or other passive solar energy system located in accordance with the requirements for occupied structures for the zone in which it is located.
- B. With the exception of a back-up power generator, no private power plant may be installed or used on any property unless a conditional use permit has been issued for the specific power generation device.
- C. A private power plant is not exempt from the height requirements of the Zone in which it is located, and shall be considered an occupied structure for the purposes of calculating height.
- D. Solar energy design standards and requirements
1. Solar energy panels or collectors that are mounted to the roof shall:
    - a. Not extend beyond the roofline.
    - b. Not reflect sunlight onto neighboring windows or rights-of-way.
    - c. Not exceed fifty (50) percent of the total roof area.
    - d. Shall be maintained in good condition.
  2. Prior to installation, use, and connection to the grid, the following shall be done:
    - a. A Conditional Use Permit shall be issued
    - b. A Building Permit shall be issued
    - c. The Power Department shall approve the application for net metering
    - d. The Power Department shall approve the physical installation

# 143 E 1400 S







## For Office Use Only

Date Rec'd 5-17-16Admin Date ~~June 6~~ May 31Application \$ 50**SOLAR PANEL - CONDITIONAL USE PERMIT APPLICATION****PROPERTY OWNER INFORMATION:**Property Owner Name(s): Kevin KellersbergerProperty Address: 143 E 1400 S, Bountiful, UT 84010Property Owner Phone Number: 801-618-6821Property Owner E-Mail: kevinkellersberger@hotmail.com*(Property Owner(s) - please sign Authorization and Affidavit on page 2)***SOLAR CONTRACTOR INFORMATION:**Solar Company Name: Blue Raven SolarCompany Address: 1220S 630 ECompany Phone Number: 855-205-2530Contact Person for Solar Project: Scott Davis MikeE-Mail Address: permitting@blueravensolar.com**1. Please include the following with your application:****\$50.00 Fee:** Conditional Use Permit Application (Administrative Committee)

☒ **SITE PLAN:** Two (2) 11"x17" sized sets of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:

- Plan view (bird's-eye) of site with placement of solar panels.
- A north arrow, the scale of the drawing, and the date of the drawing.
- Street names and addresses.

**FOR GROUND-MOUNTED SOLAR ARRAYS, THE FOLLOWING:**

- Property lines with dimensions.
- All sidewalks, driveways, curbs and gutter, and parking areas.
- All existing easements, rights-of-way, and any other restrictions on the use of the property.
- Existing buildings, proposed buildings, and other significant features on the site.
- Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries.
- When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

☒ **ONE-LINE DIAGRAM** (or electrical diagram or block diagram): Two (2) 11" x 17" sets (diagram must follow Bountiful City Light & Power sample diagram included in the solar packet – attachment 2, page 3).

☒ **ENGINEER ANALYSIS LETTER** (including an analysis of the existing roof structure with added solar equipment and uplift resistance)

☒ **COMPLETED SOLAR PACKET FORMS:**

- ☐ Solar Panel Questions
- ☐ Photovoltaic System Net Metering Requirements (signed by property owner)
- ☐ Bountiful City Light & Power - diagram form
- ☐ Building Permit Application

☒ **SPEC SHEETS:** Solar product information

☒ **PHOTO:** Electrical service (meter main with disconnect)

## 2. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owner(s) of the property involved in this application and that the statements contained herein and by attachment, are to the best of my (our) knowledge true and correct.

DocuSigned by:

*Kevin Kellersberger*

C80D81A34E424E0

Property Owner

Property Owner





MAYOR  
Randy C. Lewis  
CITY COUNCIL  
Kendalyn Harris  
Richard Higginson  
Beth Holbrook  
John M. Knight  
John Pitt  
CITY MANAGER  
Gary Hill

## SOLAR PANEL QUESTIONS

Please completely answer all questions (do not simply refer to an attachment)

<b>Size of Array</b>	
<b>Array Dimensions</b> <b>Total Number of Panels</b> <b>Total rating of photovoltaic system:</b>	Array1: 80" x 65" Array 2: 80" x 65" Array3: 80" x 130" 196.6 sqft Array4: 40" x 65" Array5: 40" x 130" 11 2.92 KW
<b>Mounting Location</b>	
<b>Roof/Wall/Other</b>	Roof
<b>Roof Pitch (Rise/Run e.g. "5/12")</b>	6"/12"
<b>Roofing Material</b> <b>Asphalt Shingle/Tile/Steel/Other</b> <b>Age &amp; Condition of Shingles</b>	Asphalt Shingle 3 years Acceptable Condition
<b>Roof Construction</b> <b>Rafter/Truss/Joist</b>	Truss
<b>Engineering Analysis</b>	
<b>Connection to Roof</b>	Anchored on 48" centers using UL listed racking system to spec. UV resistant cable ties used for permanent wire management off the roof surface in accordance with (Nec 110.2, 1110.3 (A-B),300.4
<b>Analysis of Existing Roof Structure with added Solar Equipment</b>	The additional weight of the solar panels is less than 3 pounds per square foot. In the area of the solar panels, no 20 psf live loads will be present. Regarding snow loads, it is our conclusion that since the panels are slippery and dark, effective snow loads will likely be reduced in the areas of the panels.
<b>Adequate Uplift Resistance</b> <b>(120 mph Exp B)</b>	120 mph (see updated engineer letter) 115 mph Category B





UTAH OFFICES  
Sandy  
Layton  
St. George

Project Number: U2001-0054-161

May 13, 2016

DBM Design and Consulting Company, LLC  
707 24<sup>th</sup> Street, Suite B  
North Ogden, UT 84401

ATTENTION: Chase Daily

REFERENCE: **Kevin Kellersberger Residence: 143 E 1400 S, Bountiful, UT 84010**  
**Solar Panel Installation**

Dear Mr. Daily:

Per your request, we have reviewed the attached layout relating to the installation of solar panels at the above-referenced site.

Based upon our review, it is our conclusion that the installation of solar panels on the existing roof will not adversely affect the structure of this house. The design of supporting members and connections is by the manufacturer and/or installer. The adopted building code in this jurisdiction is the 2012 International Building Code and ASCE 7-10. Appropriate design parameters which must be used in the design of the supporting members and connections are listed below:

- Ground snow load: 43 psf per Utah amendments to the IBC (verify with local building department)
- Design wind speed for risk category II structures: 120 mph (3-sec gust)
- Wind exposure: Category B

Our conclusion regarding the adequacy of the existing roof is based on the fact that the additional weight of the solar panels is less than 3 pounds per square foot. In the area of the solar panels, no 20 psf live loads will be present. Regarding snow loads, it is our conclusion that since the panels are slippery and dark, effective snow loads will likely be reduced in the areas of the panels. Regarding wind loads, we conclude that any additional forces will be negligible due to the low profile of the flush-mounted panel system. Regarding seismic loads, we conclude that any additional forces will be small. With an assumed roof dead load of 15 psf, solar panel dead load of 3 psf, and affected roof area of 40% (maximum), the additional dead load (and consequential seismic load) will be 8.0%. This calculation conservatively neglects the weight of wall dead load. Because the increase is less than 10%, this alteration meets the requirements of the exception in Section 3403.4 of the 2012 International Building Code. Thus the existing structure is permitted to remain unaltered.

During design and installation, particular attention must be paid to the maximum allowable spacing of attachments and the location of solar panels relative to roof edges. The use of solar panel support span tables provided by the manufacturer is allowed only where the building type, site conditions, and solar panel configuration match the description of the span tables. Attachments to existing roof trusses or rafters must be staggered so as not to overload any existing structural member. Waterproofing around the roof penetrations is the responsibility of others. Electrical engineering is beyond our scope. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. Vector Structural Engineering assumes no responsibility for improper installation of the solar panels.

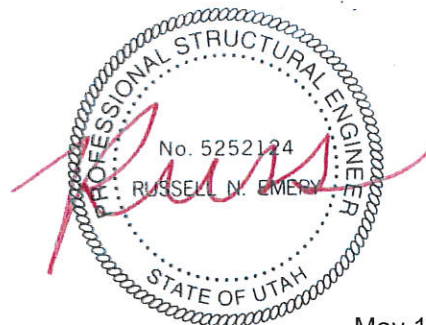
Please note that a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon the assumption that all structural roof components and other supporting elements are in good condition and are sized and spaced such that they can resist standard roof loads.

Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

Russell N. Emery, S.E.  
Project Manager

RNE/amw



May 13, 2016



AERIAL VIEW



STREET VIEW



1320 S 1320 E  
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SITE INFORMATION:  
Kevin Kellersberger  
143 East 1400 South,  
Bountiful, UT  
DC SYSTEM SIZE:  
2.92 KW


DBM DESIGN  
DBM SOLAR DESIGN AND  
CONSULTING COMPANY, LLC  
P: (801) 980-6617  
E: SUPPORT@DBMSOLAR.COM  
WWW.DBMSOLAR.COM

DESIGNED BY  
N. Flowers  
DATE  
04/20/16  
PROJECT #  
2016-BR-43591  
SHEET NAME  
COVER PAGE  
PAGE #  
PV01  
REVISION  
0

SHEET INDEX	
PAGE NUMBER	PAGE TITLE
PV01	TITLE PAGE
PV02	PROPERTY LINE
PV03	SITE PLAN
PV04	SINGLE LINE & ELECTRICAL
PV05	ARRAY & STRINGING DETAIL
PV06	LABEL PLAN
PV07	EQUIPMENT DETAIL

APPLICABLE CODES	
2011 NATIONAL ELECTRIC CODE (NEC)	
2012 INTERNATIONAL BUILDING CODE (IBC)	

OCCUPANCY & CONSTRUCTION TYPE	
OCCUPANCY - R3	
CONSTRUCTION - V-B	



Set Reviewed By:  
PV-041115-011207

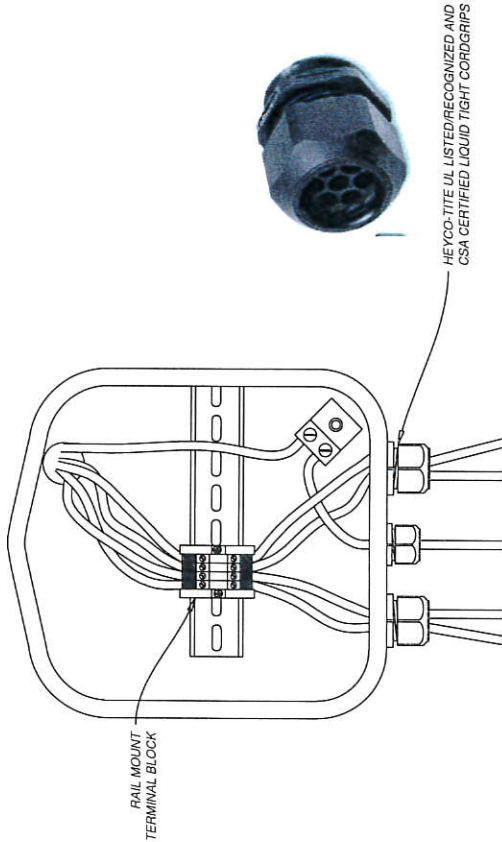
GENERAL NOTES	
A.	ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES.
B.	DRAWINGS HAVE BEEN DETAILED ACCORDING TO UL LISTING REQUIREMENTS.
C.	PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY DBM OF ANY INCONSISTENCIES.
D.	ALL EQUIPMENT SHALL BE INSTALLED AS SHOWN.
E.	WARNINGS PER NEC 690 AND IBC 2012.
F.	WIRING SHALL NOT BE INSTALLED WITHIN 10 INCHES OF ROOF DECKING EXCEPT WHERE DIRECTLY BELOW PV EQUIPMENT

SCOPE OF WORK	
DC System Size: 2.92 kW	
Asphalt/Comp shingle roof pitch: 6/12	
Anchored on 48 inch centers using UL listed racking system to spec.	
UV resistant cable ties (not zip ties) used for permanent wire management off the roof surface in accordance with (NEC 110.2, 110.3(A-B), 300.4)	
Soladeck Junction boxes mounted flush w/roof surface	
DESIGN CRITERIA	
WIND SPEED: 120 MPH	
EXPOSURE CATEGORY: C	
SEISMIC DESIGN CATEGORY: D	
SYSTEM SUMMARY	
MODULE: (11) Q Cells 265W PV Module	
INVERTER: (1) SMA SB3000TL-US 240VAC	
RACKING: IronRidge XR100 PV Mounting & Racking System	



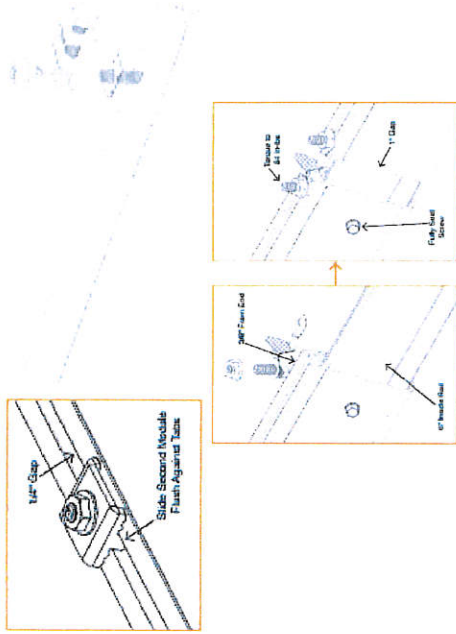
# SOLADECK ("JUNCTION BOX") DETAIL

\*This is an example and does not reflect the site specific wiring or string sizing

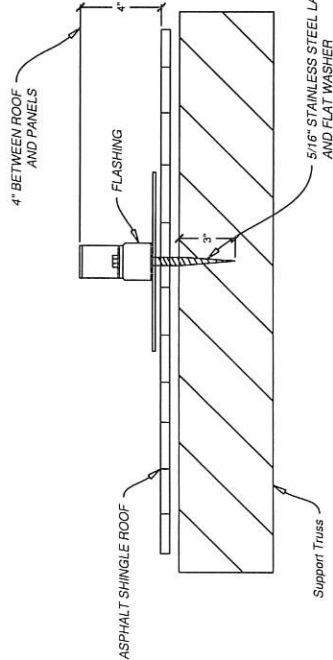


# GROUNDING DETAIL (Ironridge Solar)

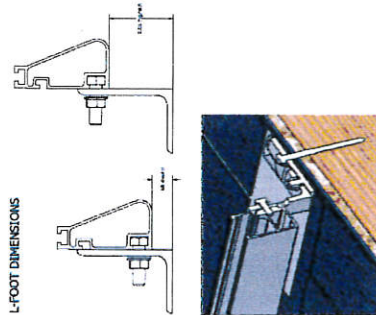
(UL listed grounding lugs to be used, Bundy CL50.1TN, ILSO GBL4 DBT, WEEB 6.7 to be used)



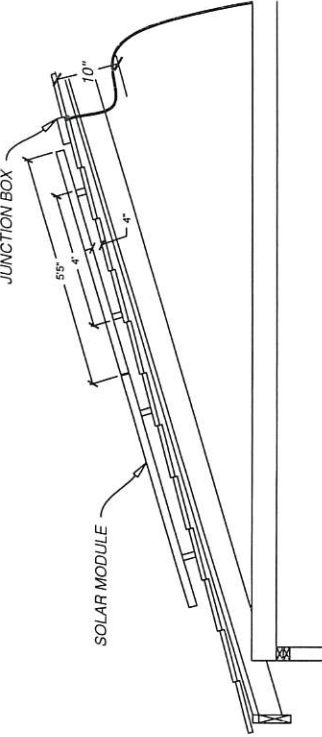
# ATTACHMENT DETAIL



NOTE: FOR MORE DETAILS SEE RACKING ATTACHMENT



# PV ATTIC DETAIL



NOTE: FOR MORE DETAILS SEE NEC 690.31 (E)(1)



1220 S 630 E  
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SITE INFORMATION:  
Kevin Kellersberger  
143 East 1400 South,  
Bountiful, UT  
DC SYSTEM SIZE:  
2.92 kW

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DESIGNED BY	N. Flowers
DATE	04/20/16
PROJECT #	2016-BR-43591
SHEET NAME	EQUIPMENT DETAIL
PAGE #	PV07
REVISION	0





PROPERTY LINE

45'

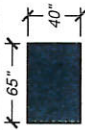
15'

15'

25'

LEGEND

Photovoltaic Modules =



METER WALL EQUIPMENT =



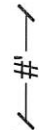
SOLADECK (Junction Box) =



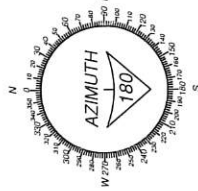
TURTLE VENT (ON ROOF) =



DISTANCE FROM PROPERTY LINE TO CLOSEST EDGE =



AZIMUTH COMPASS



VICINITY MAP



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SITE INFORMATION:  
Kevin Kellersberger  
143 East 1400 South,  
Bountiful, UT  
DC SYSTEM SIZE:  
2.92 kW



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DATE	04/20/16
PROJECT #	2016-BR-43591
SHEET NAME	PROPERTY DETAIL
PAGE #	PV02
REVISION	0



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JOHN PITT

CITY MANAGER  
GARY R. HILL

## **Memo**

Date: May 23, 2016  
To: Administrative Committee  
From: Andy Hulka, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Tuesday, May 31, 2016

## **Overview**

5. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Home Occupation Construction Business at 1682 South 1175 East, Darin Fenwick, applicant.

## **Item #5**

### **Background**

The property where the Home Occupation Construction Business is proposed is located in the R-3 Single Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

### **Findings**

The application submitted indicates that the property will be used as a residential office for a construction business. The applicant has indicated that he will be using a 100 square foot space in the home for the office. The applicant uses his personal truck for the business, which will be parked in the driveway or in the garage. The applicant will store all construction equipment in a commercial storage site in North Salt Lake. There will be no employees working on site. The applicant has indicated that no work will be performed on site, no product will be sold from the property, no equipment will be stored on site, and no customers will visit the site. There will be no signage on the property associated with the business. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

### **Staff Recommendation**

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:



1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.

### **Bountiful Land Use Ordinance**

#### **14-17-105 HOME OCCUPATION REQUIREMENTS**

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.
- C. The use shall not involve more than 50% of the entire dwelling.
- D. The use shall not involve the area of required, covered, off-street parking.
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.
- F. The use shall not create noise, dust, odors, noxious fumes, glare, or other nuisances, including interruption of radio and/or television reception, which are discernible beyond the premises.
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.
- K. The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.
- L. The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Ordinance and other applicable codes.

#### **14-17-108 HOME OCCUPATION CONDITIONAL USES**

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. Lawn care and/or landscaping,
- B. Construction and/or contracting,
- C. Snow removal,
- D. Residential day care or group instruction facilities with more than eight (8) people,

E. A home occupation office use may be allowed in a detached accessory structure in accordance with the following:

1. The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.
2. The office shall not be located in an area of required, covered, off-street parking.
3. No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.
4. The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.
5. A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Ordinance as it may be amended from time to time.

**1682 S 1175 E**







Admin 5/31

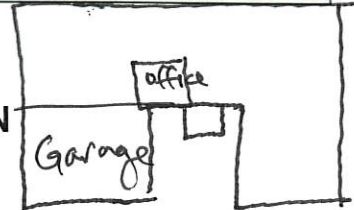
For Office Use Only

Date Rec'd 5/18

Application \$ 50 ✓

Zone

CONDITIONAL USE PERMIT APPLICATION



Date of Submittal: 05/18/2016

Property Address: 1682 SOUTH 1175 EAST

Applicant Name: DARIN FENWICK

Applicant Address: 1682 SOUTH 1175 EAST

Applicant Phone #: (801) 916-0033

Applicant E-Mail: darin.fenwick@gmail.com

Authorization (Owner Signature):

(If applicant is not owner, applicant must submit notarized authorization from all property owners)

**Project Name and Description:** Residential office use for construction business. No employees will visit the office. All construction equipment is stored on a commercial use storage site in North Salt Lake. No signs will be placed on property for advertizing. See office use map above.

Committee



Administrative Committee \$50.00 (application fee)

Planning Commission \$250.00 (application fee)

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.



*The application must be signed and notarized by each property owner or authorized agent(s).*

## Property Owners Affidavit

I (we) Joyce B. Wall, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

Joyce B. Wall  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

Subscribed and sworn to before me this 25 day of May, 2016.

Notary Public: Stephanie Jones



## Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Bountiful City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public: \_\_\_\_\_





Google earth





MAYOR  
RANDY LEWIS

CITY COUNCIL  
RICHARD HIGGINSON  
BETH HOLBROOK  
JOHN M. (MARC) KNIGHT  
KENDALYN HARRIS  
JOHN PITT

CITY MANAGER  
GARY R. HILL

## **Bountiful City, Utah Conditional Use Permit**

A public hearing was held on May 23, 2016, at Bountiful City Hall to consider the request of Aaron Malmstrom for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

**1934 South 850 East, Bountiful City, Davis County, Utah**

**ALL OF LOT 46 & THE N 14.33 FT OF LOT 47, BROWN'S PARK - PART III. CONT. 0.24 ACRES**

**Parcel: 05-050-0071**

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request to operate a Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Private Power Plant (Solar Panels) to be located at 1934 South 850 East, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on May 23, 2016, and this written form was approved this 31st day of May, 2016.

---

Chad Wilkinson  
Planning Director

---

ATTEST: Julie Holmgren  
Recording Secretary